

627 OS - OPEN SPACE AND RECREATION DISTRICT

627.01 Purposes. This district is intended primarily for those areas of the City where it is desirable and necessary to provide permanent open spaces when they are necessary to safeguard the health, safety and general welfare and to provide for the location and preservation of scenic areas and recreation areas.

627.02 Use Regulation. Buildings, structures or premises shall be used and buildings and structures shall be erected, altered or enlarged only for the uses listed below. All other uses not specifically listed or determined to be similar to those described below shall be prohibited and unlawful.

A. Permitted Uses and Structures

1. Agricultural experimental facilities.
2. Historical landmarks.
3. Accessory uses and structures incidental to permitted uses.

B. Uses subject to Conditional Use Permit

1. Flood control facilities.
2. Public utility and public service substations, water tanks, pumping plants and similar installations, not including public utility offices or repair or storage facilities.
3. Public or private non-commercial campgrounds and picnic areas.
4. Public parks and related active recreational facilities.
5. Accessory uses and structures incidental to the conditional use and located on the same site as a conditional use, including parks maintenance facilities intended for regular parks and recreation maintenance purposes. On-site long-term storage of heavy earth-moving equipment and large trucks is prohibited.

C. Uses subject to Temporary Use Permit. Any use prescribed in Section 407.

627.03 Approvals Required. Prior to the construction of physical improvements and the issuance of a

building permit for all uses, Development Review approval shall be obtained as outlined in Section 401. Where required, conditional use permits shall be obtained as outlined in Section 402 and temporary use permits shall be obtained as outlined in Section 407.

627.04 Property Development Standards. The following property development standards shall apply to all permitted land and building uses:

- A. Height Regulations. All buildings, structures, walls and fences shall comply with the provisions of Article 9.
- B. Distance Between Buildings. There shall not be less than (10) feet between an accessory building and a main building or between two (2) buildings.
- C. Accessory Structures. Accessory structures and architectural features shall comply with the requirements of Article 9.
- D. Screening and Landscaping. Screening and landscaping requirements for a conditional use shall comply with the provisions of Article 9 or as specified in the use permit.
- E. Color and Materials. The exterior color and materials of all buildings, structures, walls and fences shall comply with the provisions of Article 9.
- F. Utilities. Utilities shall be provided in compliance with the provisions of Article 9.
- G. Trees. Trees shall be preserved and planted to comply with the provisions of Article 9.
- H. Outdoor Lighting. Outdoor lighting shall comply with the provisions of Article 9.
- I. Off-street Parking. Off-street parking shall comply with the provisions of Article 9.
- J. Signs. Signs shall comply with the provisions of Article 11.
- K. Design Standards. The provisions of Article 10 shall apply as administered through the Development Review process of Section 401.